

**HERITAGE STATEMENT**

PROPOSED EXTENSIONS AND  
EXTERNAL ALTERATIONS

**FOR**

EASTINGDOWN,  
CANTERBURY



GILLIAN HOUSE,  
38 OSBORNE ROAD,  
BROADSTAIRS,  
KENT,  
CT10 2AE

# HERITAGE STATEMENT EASTINGDOWN, CANTERBURY

## Introduction

This Heritage Statement considering the architectural and historical significance of the unlisted building at Eastingdown, Canterbury and its environs has been prepared in support of an application for Planning and Conservation area consent to extend and alter the existing dwelling. The key areas of consideration under the National Planning Policy Framework are as follows:

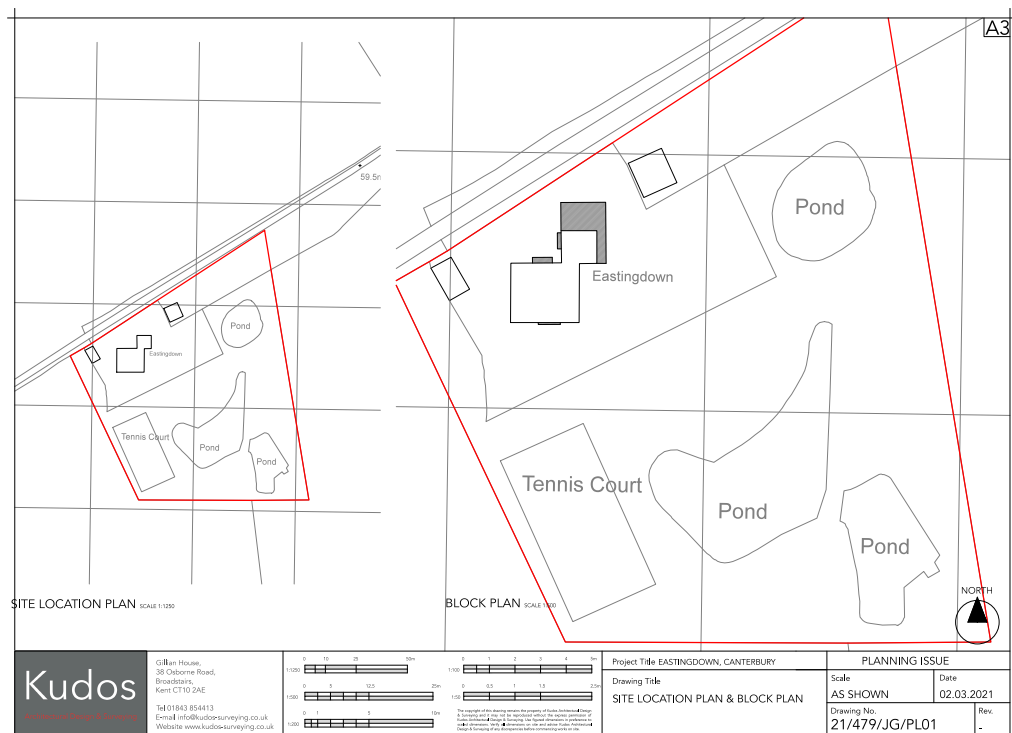
- S. 66 of Planning (Listed Buildings and Conservation Areas) Act 1990
- Paras 189 to 202 of the National Planning Policy Framework.
- Historic Environment Good Practice Advice in Planning Notes published by Historic England (previously English Heritage).
- Kent Design Guide.
- Canterbury City Local Plan.
- The Hackington Parish Council Village Design Statement

## Application Site

The site is located at Eastingdown, Alcroft Grange, Tyler Hill, Canterbury, Kent CT2 9NN. The site is located to the North of the City of Canterbury on a high ridge. The site lies towards the end of a private drive which continues on towards Sturry. The site is in a prominent position but the buildings are fairly well secluded.

The site is located on the Eastern edge of the Allcroft (sic) Grange (Hackington) Conservation Area, initially established in 1995 and reviewed in 2014. Reference to historic maps indicate that the property was constructed circa 1960s. The dwelling is traditionally constructed in a chalet bungalow style. There are extensive grounds and an outbuilding.

Figure 1 – Site Location Plan



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Planning History

CA//17/01964 – Application for single and two storey extensions and remodelling of the existing dwelling.

TRE/17/00253 – Remove tree canopy

CA//01/01351 – Change of use from agriculture to tennis court.

The Proposals

Generally the proposals provide for the extension and external alteration of the existing dwelling.

Proposed Scope of Works

The proposals comprise the extension and remodelling of the existing property.

- Demolition of sun lounge and attached garage.
- Construction of new carport / extension with false pitched roof over.
- Construction of new first floor projecting bays and dormer windows.
- Insertion of additional rooflights.
- Part infilling ground floor projections.
- Recovering the main roof with clay roof tiles.
- Forming a new masonry plinth to the external walls.
- Applying a hardwood cladding to the main elevations.
- Replacing the fascia / soffits with hardwood timber profiles.
- Replacing the rainwater goods with cast aluminium.
- Remodelling isolated window openings.
- Replacing the windows hardwood / aluminium clad wood core units.
- Thermal upgrading works (intrusive not visible externally)

Discussion

Whilst the existing dwelling generally meets the requirements of the applicant it is considered that the existing building is of poor design and the existing materials are unsatisfactory and fail to reflect the position of the site within the Conservation area. Whilst Planning permission has been previously granted the applicants have had time to reflect upon the Consent and have decided that this approval does not meet their requirements for this site.

Impact of the proposals

It is hoped that the proposals will positively contribute and preserve the character of the Conservation area with the use of materials and architectural features that are more in keeping with the vernacular and inline with the Hackington Parish Council Design statement.

Summary

It is hoped that the proposals will substantially enhance the existing building and reflect a more appropriate design within the Conservation area.

It is therefore considered that the proposals will result in a positive contribution to the setting of building within the Conservation area, and it is hoped that the Parish Council and LPA will support them.